



# City of Seattle Preliminary Assessment Report

October 19, 2009

This report represents a preliminary determination of project requirements from various city departments based on project characteristics that you identified on the Site Plan and the Preliminary Application Form. The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. Complete and accurate application materials help to reduce the need for correction cycles that delay permit approval. This coordinated list of requirements and decisions has been created for you to use as reference for creating a more complete submittal package. The information in this report can also be utilized if you need to develop a street improvement plan (SIP) for submittal to SDOT for screening SIP Design Guidance and 90% completed SIP acceptance (see SDOT CAM 2200, 2201, 2206, 2209, and 2211, 2212, 2213, and 2214).

**Note:** A preliminary assessment is being conducted on all land use projects as well as new free-standing buildings (new construction). If you have a building project associated with your land use project, the preliminary assessment will not be repeated on the building project.

The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- If an SIP is required, SDOT must accept your 90% complete SIP before DPD construction intake (see SDOT CAM 2200, 2206, 2209, 2211, 2213, and 2214).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- Street use permits are required for all work in the right-of-way (see SDOT CAM 2100).

## Project Summary

<b>AP/Project No.</b>	6229763	<b>Ground Disturbance</b>	Y
<b>Application Template</b>	BLDG	<b>PASV Required This Permit</b>	N
<b>Application Type</b>	CONSTRUCTION AND DEVELOPMENT	<b>Date PASV Completed</b>	(Not Req)
<b>Category</b>	INSTITUTIONAL	<b>PASV Done Under</b>	3010304
<b>DPD Review Type</b>	FULL	<b>Permit Remarks</b>	
<b>Address</b>	11051 34th Ave NE		
<b>Location</b>			
<b>Zoning</b>		<b>Applicant</b>	STUART STOVIN 1725 8TH AVE N SEATTLE WA 98109 (206) 285-3555
<b>King County APN</b>	<a href="#">0752000170</a>		
<b>Permit Status</b>	Initial Information Collected		
<b>Description of Work</b>	ACU to demolish existing wood framed accessory shop building and construct 3,125 sq. ft. greenhouse with attached 200 sq. ft. restroom structure, plus perimeter paving (less than 1,650 sq. ft.)	<b>Applicant Email</b>	<a href="mailto:stuart@hhaseattle.com">stuart@hhaseattle.com</a>
		<b>Linked AP/Project Nos.</b>	3010304
<b>SDOT Project No</b>			

For detail zoning information, click the on the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

## Seattle City Light Requirements

**Contact:** Ray Ramos, (206) 615-1193, [ray.ramos@seattle.gov](mailto:ray.ramos@seattle.gov)

## Other Requirements

- Please contact the Electric Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. Your Electric Service Representative is: Dave Kylen 206-615-0607, david.kylen@seattle.gov

## DPD Drainage Requirements

**Contact:** Kevin Donnelly, (206) 684-5051, [Kevin.Donnelly@seattle.gov](mailto:Kevin.Donnelly@seattle.gov)

The following requirements are based on the current stormwater and side sewer codes. Major updates to these codes are expected in the fourth quarter of 2009.

### Existing Public Drainage Infrastructure

Sanitary sewer main location: 31st Ave NE

Sanitary sewer main size: 8-inches

### Drainage

The drainage point of discharge (SMC 22.802.015.C.1) is located at: Ditch or culvert. By way of on-site service drain system

Projects with 2,000 ft<sup>2</sup> or more of new and replaced impervious surface (the sum of both right of way and private property work) that do not discharge to a public storm drain shall be required to install and maintain a stormwater flow control facility designed for the 25-year storm event (SMC 22.802.015 C2).

### Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Ditch.

## DPD Land Use Code Requirements

**Contact:** Marit Bockelie, (206) 233-7242, [marit.bockelie@seattle.gov](mailto:marit.bockelie@seattle.gov)

### Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

#### 31ST AVE NE

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

#### 34TH AVE NE

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

#### NE 115TH ST

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

#### NE 110TH ST

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

## SDOT Requirements

**Contact:** Leo Kaarrekoski, [leo.kaarrekoski@seattle.com](mailto:leo.kaarrekoski@seattle.com)

Based on the information provided at this time, it appears that no street improvements are **required**. All work in the right-of-way requires a permit. Therefore, if you are planning discretionary improvements you should contact SDOT as soon as possible. Be advised that it is the applicant's responsibility to seek guidance from SDOT Street Use should the scope of the project change, or should the applicant become aware of proposed construction in the ROW. Failure to contact SDOT at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## SPU Requirements

**Contact:** Kim Serwold, (206) 733-9340, [kim.serwold@seattle.gov](mailto:kim.serwold@seattle.gov)

### Water Availability

Your water availability assessment has been approved.

Water Availability Certificate reference number: 20090502

Water Availability Certificate status: In Progress

### Solid Waste

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

[http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos\\_004542.pdf](http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf). For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, [Liz.Kain@seattle.gov](mailto:Liz.Kain@seattle.gov).

## Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7889.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

## Applicant Next Steps

1. Please review the requirements set forth in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. Call or e-mail the appropriate contact if you have any outstanding questions.
4. If a SIP is required, you must submit it to SDOT to screen for acceptance a minimum of five days prior to DPD construction intake. DPD will not accept your application until this has been done.
5. Use the Seattle City Light website to obtain a range of information and services including the Requirements for Electric Service Connection (RESC), electric service applications and guidelines (<http://www.seattle.gov/light/newconstruction/>).
6. Contact an Electric Service Representative for your electrical service design and connection questions:  
North of Denny Way (206) 615-0600  
South of Denny Way (206) 386-4200  
Large Commercial & Industrial (206) 233-7177  
Service Applications (206) 233-APPS (2777)
7. If you have additional questions or need additional help, you may request a pre-submittal conference. For more information, call (206) 684-8850 or go to DPD's website for a copy of the pre-submittal conference application and instructions ([http://www.seattle.gov/dpd/Publications/Forms/Building\\_Permit/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp)).
8. When all issues have been addressed, you may schedule an intake appointment with DPD. Please bring a copy of this report.

The requirements and determinations set forth in this document are based on the following:

Details provided by the applicant on the preliminary application form and site plan submitted to DPD. If project criteria are changed before your SDOT SIP is designed and/or before your DPD intake, the requirements in this report are subject to change.

Current municipal codes and ordinances, which may be subject to change. If there are code changes prior to your DPD intake, the project must meet the new code requirements unless it is vested through a published master use permit (MUP) decision.

The scope of your proposed project as described in the preliminary application form. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.